

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, February 28, 2024

7:00 PM

Council Chambers

Planning Commission

Chairperson Alfredo Camacho
Vice-Chairperson Kyle Brown
Commissioner Yesenia Miranda Meza
Commissioner Gwen Urey
Commissioner John Ontiveros
Commissioner Ron VanderMolen
Commissioner Kristie Kercheval

A. CALL TO ORDER:

Chairperson Alfredo Camacho

B. PLEDGE OF ALLEGIANCE:

Chairperson Alfredo Camacho

C. ROLL CALL:

Commissioner Alfredo Camacho, Vice-Chairperson Kyle Brown, Commissioner Yesenia Miranda Meza, Commissioner Gwen Urey, Commissioner John Ontiveros, Commissioner Ron VanderMolen, Commissioner Kristie Kercheval

D. PUBLIC COMMENT:

1. At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any nonagenda items will be limited to three (3) minutes in accordance with City policy.

2. Any applicant or member of the public wishing to speak on any item that is listed on the agenda is requested to adhere to the following protocol procedures/guidelines:

a) When called upon, the person shall state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.

b) All remarks should be addressed to the Planning Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chairperson who will determine whether, or in what manner an answer will be provided.

Speaker Times:

After the public hearing is opened, the chair will first call upon the applicant or their representative (s) to speak.

The applicant has up to eight (8) minutes to address the Commission.

After the Applicant has had an opportunity to speak, the Chair will call upon any members of the public wishing to speak on the item. Each person speaking either in favor or in opposition shall be allowed to speak for not more than three (3) minutes, provided that, due to the number of speakers, the Chair, with the consensus of the Commission, may reduce the time each speaker is allowed to speak.

After all speakers have had an opportunity to speak, the Applicant shall have up to five (5) minutes for rebuttal of any opposition raised. The Planning Commission may permit the applicant to exceed the preceding time limits if the Commission determines that the proposed project's complexity requires additional time for the applicant to make an adequate presentation.

3. Together the Planning Commission members, City Staff and public honor Pomona's important City meeting values:

a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.

b) To affirm Pomona's dedication to lead as a Compassionate City.

Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together.

E. COMMISSIONER COMMUNICATION:

F. CONSENT CALENDAR:

All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

G. DISCUSSION ITEMS:**1. Additional Discussion on Draft Pomona Zoning Ordinance**

Staff will facilitate additional discussion on the Draft Pomona Zoning Ordinance that were raised at the February 14 meeting, including drive-through facilities and outdoor storage provisions.

H. PUBLIC HEARING:**1. Variance (VAR-22543-2023) continued from February 14, 2024**

Project Address: 42 Rio Rancho Road

Project Applicant: Karl Huy

Project Planner: Ata Khan

Council District: 5

Request for a Variance to allow a pole sign and monument sign on a property with less than the frontage required and to exceed the sign area of the pole sign on a property located at 42 Rio Rancho Road (APN 8708-028-010).

Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Article 19, Section 15303, Class 3 (Construction or Conversion of Small Structures) in that the project consists of enabling the construction of a sign which otherwise meets ministerial criteria.

Recommendation:

1. Staff recommends that the Planning Commission adopt the attached Draft Planning Commission Resolution approving the Variance.

Attachments: [Staff Report](#)

[Attachment 1: Draft Resolution](#)

[Attachment 2: Proposed Plans](#)

[Attachment 3: Declaration of Mailing](#)

[Attachment 4: Proof of Publication](#)

2. Tentative Parcel Map (PARCELMAP 19330-2022)

Project Address: 485 N. East End Avenue (APNs: 8326-014-014)
Project Applicant: Marcus Gubba-Reiner
Project Planner: Karina Diaz, Planning Technician
Council District: 3

Request Tentative Parcel Map (PARCELMAP 19330-2022) for the subdivision of one parcel (approximately 1.12 acres) into two separate parcels (approximately 0.56 acres for each parcel, respectively) located in the M-1 "Light Industrial" zone of the Pomona Zoning Ordinance.

Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Article 19, Section 15315, Class 15 (Minor Land Divisions) in that the project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than twenty percent.

Recommendation:

1. Staff recommends that the Planning Commission adopt the attached Draft Planning Commission Resolution No. 24-004 approving Tentative Parcel Map No. 84063 (PARCELMAP 19330-2022).

Attachments: [Staff Report - 485 N. East End Avenue PC 2.28.24](#)
 [Attachment 1 - Draft Planning Commission Resolution No. 24-004](#)
 [Attachment 2 - Site Photographs](#)
 [Attachment 3 - Tentative Parcel Map No. 84063](#)
 [Attachment 4 - Proof of Publication & Mailing](#)
 [Attachment 5 - Staff Presentation 485 N. East End Ave](#)

3. Modification of Conditional Use Permit

Project Address: 350 North Garey Avenue
Project Applicant: Spectra Company
Project Planner: Ata Khan
Council District: 2

Request for a Modification to an existing Conditional Use Permit to sell alcohol on-site; the modification is to request a change from a Type 51 Club License type to a Type 47 On Sale license, while keeping the previously approved two Type 68 portable bar

licenses; on a property located at 350 North Garey Avenue.

Staff has determined that the proposed project meets the criteria for a Class 1 - Existing Facilities exemption under Article 19, Section 15301 of the California Environmental Quality Act (CEQA). The Planning Commission will consider this environmental determination at the public hearing.

Recommendation

Staff recommends that the Planning Commission approve Modification of Conditional Use Permit, subject to the conditions contained in the accompanying resolution.

Attachments: [Staff Report](#)

[Attachment 1: Draft Resolution](#)

[Attachment 2: Applicant Request to Modify](#)

[Attachment 3: Approved Site Plan for Existing CUP](#)

[Attachment 4: Declaration of Mailing](#)

[Attachment 5: Proof of Publication](#)

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of March 13, 2024 starting at 7:00 p.m. in the Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Ata Khan, Planning Manager for the City of Pomona, hereby certify that the agenda for the February 28, 2024 meeting of the Planning Commission was posted in City Hall and on the City's website www.pomonaca.gov on February 23, 2024. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Ata Khan, Planning Manager